

# MINNESOTA – BENNING METRO STATION REDEVELOPMENT



**DONATELLI**  
DEVELOPMENT

**BLUE SKYE**  
DEVELOPMENT  
L.S.D.B.E.

# Project Team

## ***Donatelli Development***

- Brings experience developing TOD projects/ working with WMATA
- Track Record of attracting high quality, diverse retail to DC neighborhoods
- Developed over 4,400 multifamily residential units and 200,000 square feet of retail space
- Successful history of public/private partnerships





# Project Team

## ***Blue Skye Development***

- History of developing projects in Ward 7 to meet residential needs – over \$20m invested in Ward 7 through development and construction projects
- Established apprenticeship and first source hiring program to be implemented at Minnesota-Benning Redevelopment
- Unwavering commitment to community and economic development through its projects



# DEVELOPMENT VISION





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## DEVELOPMENT PROGRAM (PROPOSAL I)

Multifamily Residential Workforce/Affordable Housing @ 60% AMI	375 units  63 1-Bedrooms 233 2-Bedrooms 79 3-Bedrooms
Ground Floor Retail	~ 40,000 SF – <i>local and national retailers</i>
Homeownership Units Workforce/Market Housing @ 80% - 120% AMI	60 units  30 2- Bedroom Units 30 3 –Bedroom Units
Parking	426 parking spaces
<i>Other</i>	<i>Streetcar turn-around</i>

## DEVELOPMENT PROGRAM (PROPOSAL I)

Multifamily Residential Workforce/Affordable Housing @ 60% AMI	201 units  31 1-Bedrooms 130 2-Bedrooms 40 3-Bedrooms
Ground Floor Retail	~ 40,000 SF – <i>local and national retailers</i>
Homeownership Units Workforce/Market Housing @ 80% - 120% AMI	44 units  22 2-Bedroom Units 22 3 –Bedroom Units
Parking	285 parking spaces
Office Space	100,000 SF + parking
<i>Other</i>	<i>Streetcar turn-around</i>

## TOTAL PROJECT COSTS

### PROPOSAL I

<i>MF Rental with Ground Floor Retail</i>	<i>\$95M</i>
<i>For- Sale Townhomes</i>	<i>\$13M</i>
<b>TOTAL</b>	<b>\$108M</b>

### PROPOSAL II

<i>MF Rental with Ground Floor Retail</i>	<i>\$55M</i>
<i>For- Sale Townhomes</i>	<i>\$9M</i>
<i>Office</i>	<i>\$25M</i>
<b>TOTAL</b>	<b>\$92M</b>

**PROJECT MAY BE BUILT WITHOUT PUBLIC SUBSIDY**



# Project Vision and Development Approach

## **Matter of Right Development –**

- Mitigates risk,
- Accelerates project timeline,
- Adheres to community desires for moderate density

## **Meeting Demand–**

- Project aligned with market demand,
- Construction type & development program meet financing realities

## **Minimize Public Subsidy –**

- Program can be implemented without capital subsidy outlay

## **Experienced Team that has Delivered**

- At Metro Stations
- Bringing High quality Retail to underserved DC neighborhoods
- Developing in Ward 7



## COMMUNITY BENEFITS

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New Perm Employment	~ 175 jobs
Construction Apprenticeships	~ 50 apprenticeship opportunities
Related Industries Apprenticeships	~ 10 – 20 apprenticeship opportunities
Retail Incubation Space	5,000 SF of <b><u>revolving retail incubator</u></b> to grow Ward 7 businesses
Commitment to Sit – Down Restaurants	~ 10,000 SF for sit down restaurants
Free Community Flex Space	~ 2,500 SF available <b>at no cost</b> ; use to be determined by community residents

## Project Development Approach

	PROPOSAL I	PROPOSAL II
<b>For-Sale Townhome Units</b>	<b>60</b>	<b>44</b>
<b>Rental Units</b>	<b>375</b>	<b>201</b>
<b>Retail</b>	<b>40,000SF</b>	<b>40,000SF</b>
<b>Office</b>	<b>0SF</b>	<b>100,000SF</b>
<b>Parking</b>	<b>426</b>	<b>284</b> <b>(not including office parking)</b>



## CBE COMMITMENT

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Developer/Equity	Blue Skye Development
CBE subcontractor for General Contractor	Blue Skye Construction
CBE – Contractors	40% participation commitment

**PAST 12 MONTHS BLUE SKYE HAS GENERATED OVER \$2M IN CONTRACTS  
FOR WARD 7 BUSINESSES**

